



RAINBOW ROAD

MIXED USE  
BOUTIQUE RESIDENTIAL PROJECT  
WITH AVAILABLE  
GROUND FLOOR RESTAURANT, RETAIL, AND  
OFFICE FOR LEASE

1026 North 1<sup>ST</sup> Street  
Phoenix, AZ 85004

Inquiries:

Jose Ramirez  
602-363-4628 cell  
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oxurban.com

TJ Claassen  
602-524-6000 cell  
tj@oxurban.com



Designed by World  
Renowned Architect

**LIBESKIND**  
STUDIO DESIGN





RAINBOW ROAD

2,783 SF  
GROUND FLOOR RESTAURANT WITH  
INCREDIBLE ±2,000 PATIO OPPORTUNITY

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RAINBOW ROAD

ROOSEVELT DISTRICT  
DOWNTOWN PHOENIX



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**GROUND FLOOR RETAIL AND OFFICE  
500 – 3,274 S.F.**



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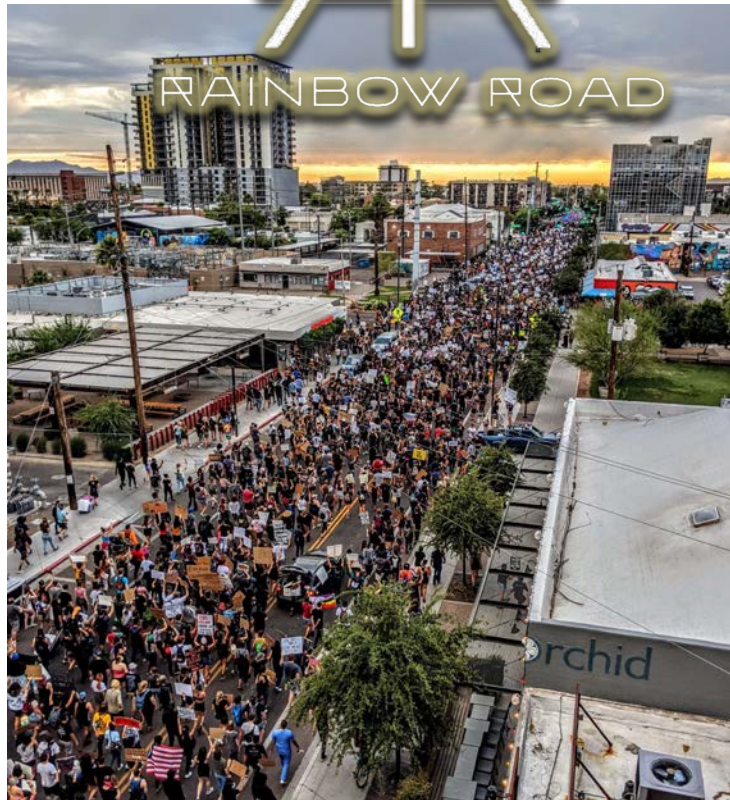




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# RAINBOW ROAD







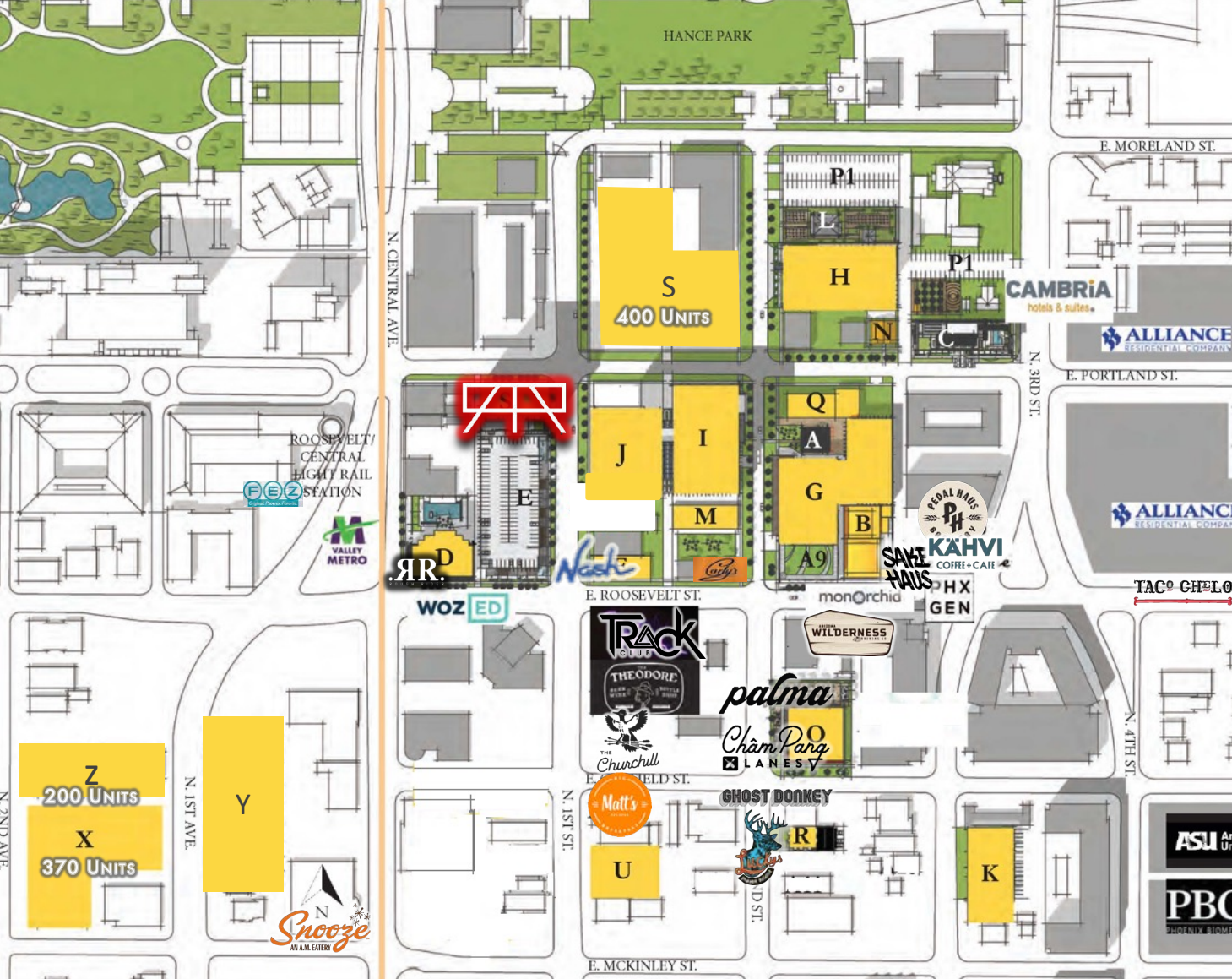
## ROOSEVELT ROW (“RoRo”)

Roosevelt Row Artists’ District (“RoRo”) is a walkable, creative district in the urban core of downtown Phoenix. It is nationally known for its arts and cultural events, award-winning restaurants, galleries, boutiques and live music. RoRo is a lead creative placemaker, fostering an urban renewal with rehabilitated bungalows and new infill projects. RoRo has been crucial in the usage of this area from the earliest days of the establishment of Phoenix. Many of the concrete sidewalks in the neighborhood were poured in 1909, three years before Arizona officially became the 48<sup>th</sup> State. In the early 1940’s, when there were approximately 30,000 people living in Phoenix, numerous businesses were established along the Roosevelt Street. In fact, some businesses such as The Flower Shop, have been in business since 1948. Now the corridor is re-emerging as one of the most dynamic areas in downtown Phoenix and a valued cultural resource in the metropolitan region and the state.

## STRONG COMMUNITY

Welcome to Roosevelt Row, the walkable arts district in downtown Phoenix, home of impressive murals, award-winning galleries with rotating exhibitions from renowned artists, incredible local restaurants, boutiques, and more. The RoRo is a creative district in the urban core of downtown Phoenix that is nationally known for its arts and cultural events, fostering an urban renewal with rehabilitated bungalows and new infill projects. A.R.T.S. Market is a curated fine art, handmade craft, vintage and culinary market during the First Friday Art Walk in the RoRo, currently on 2<sup>nd</sup> and 5<sup>th</sup> Streets. The A.R.T.S. Market takes place once a month, year-round, no matter what the weather brings and is open to the public. From unique gifts, a delicious meal, a new outfit, you’ll find it in the RoRo. Best of all, you will discover a creative pulse in this district unlike anywhere else, where arts thrive on restaurant walls, painted murals and gallery exhibits.





- A: Knipe House – Future F&B
- B: monOrchid – Pedal House, Khavi Coffee, Saki Haus, PHX General
- C: Cambria Hotel – 127 keys
- D: Parking Garage – 334 stalls
- E: Ten-O-1 – lifestyle office, retail, rough rider
- F: The Nash – retail
- G: Knipe Village – Office
- H: CLT – office
- I: CLT 2 – office
- J: Parking Garage
- K: Student Housing
- L: Pemberton House – F&B + venue
- M: Awakenings – Mixologer, Card Shop
- N: Josephine/CDG restaurant
- O: Palma, Ghost Donkey, Champang Lanes
- P: 3 Bungalows
- Q: Reflections (future)
- R: Luckys Indoor – Bar/Restaurant
- S: Portland Multi – 400 Units
- T: **RAINBOW ROAD**
- U: Multi-Family Residential
- U: Student Housing
- V: CLT Housing
- W: Hotel San Carlos
- X: Hetteras Sky Multi – 370 Units
- Y: Hardware Store – retail, office, entertainment The Bungalows/Manzana
- Z: Multi Family - 200 Units

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Pemberton

House

THE GODFREY

CAMBRIA  
hotels

PORTLAND ST

RO2  
office +  
retail

Knipe Village/House  
retail + office



KAHVI  
COFFEE + CAFE

SAKE  
HAUS



Land Yacht  
Club

10-O-1  
office + retail

.RR.  
ROUGH RIDER



WILDERNESS  
OUTLET

palma

Cham Pang  
LANES

GHOST DONKEY

ROOSEVELT ST

TRACk  
CLUB



GARFIELD ST



1ST ST

CENTRAL AVE

ENLIGHTENED  
7th



URBAN PROPERTIES

FOUND:RE

Portlands Restaurant  
& Wine Bar



BAR COA  
AGATELLI

Snooze  
AN A.M. EATERY





400  
RESIDENTIAL  
UNITS

**CAMBRIA**  
hotels

N. CENTRAL AVE.



TEN-O-1  
**.RR.**

E. ROOSEVELT ST.

Nash



Available



FORK & DAGGER

Carly's



**KÄHVI**  
COFFEE + CAFE

SAKE  
HAUS

TRACK  
CLUB

N. 1ST ST.

N. 2ND ST.

palma

Châm Pang  
LANES

GHOST DOCKEY

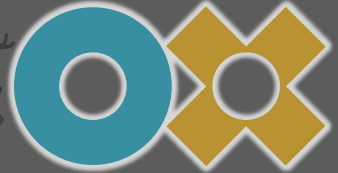


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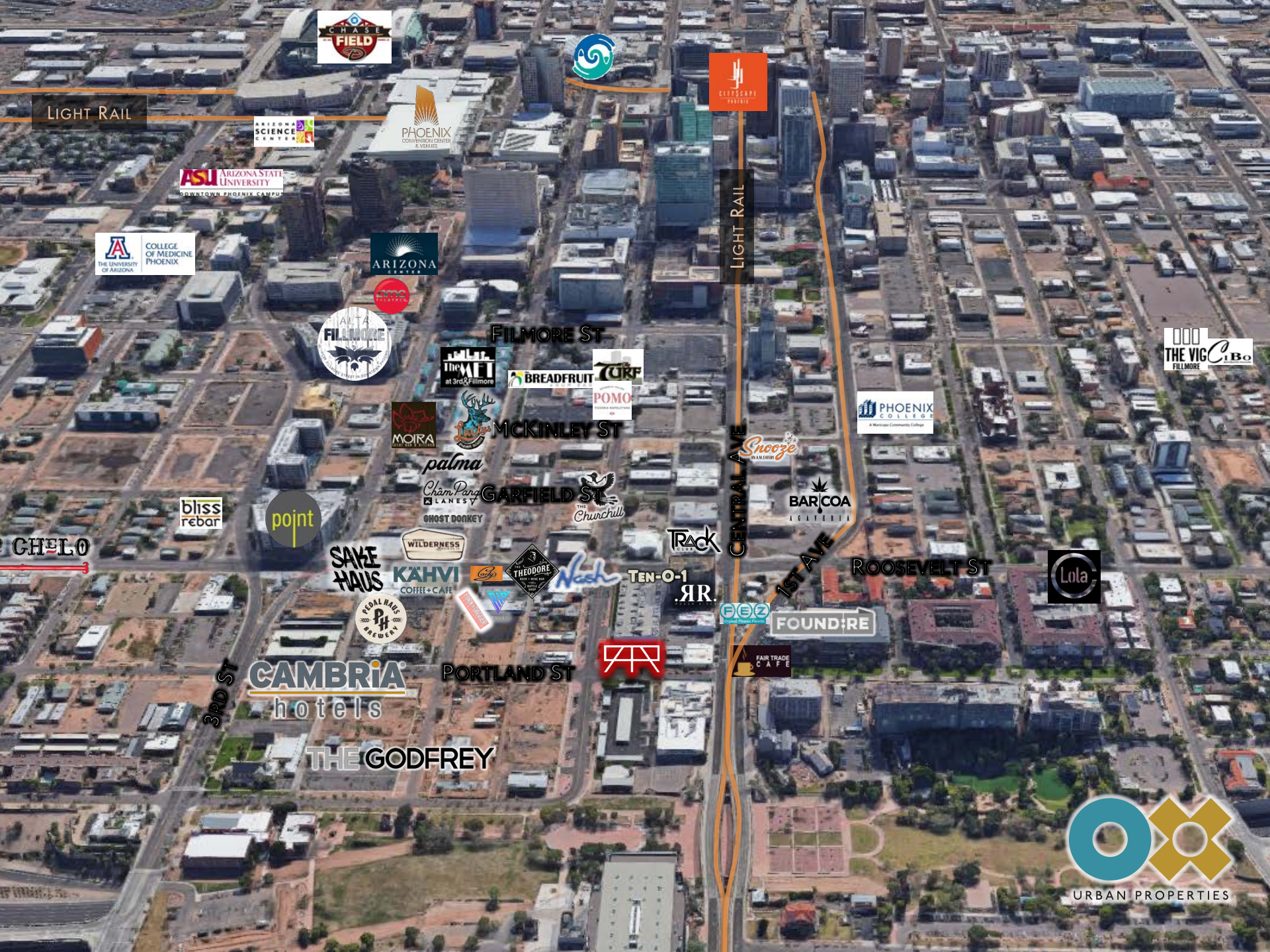
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URBAN PROPERTIES





LIGHT RAIL

LIGHT RAIL

CENTRAL AVE

1ST AVE

3RD ST

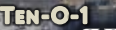
FILMORE ST

MCKINLEY ST

GARFIELD ST

PORTLAND ST

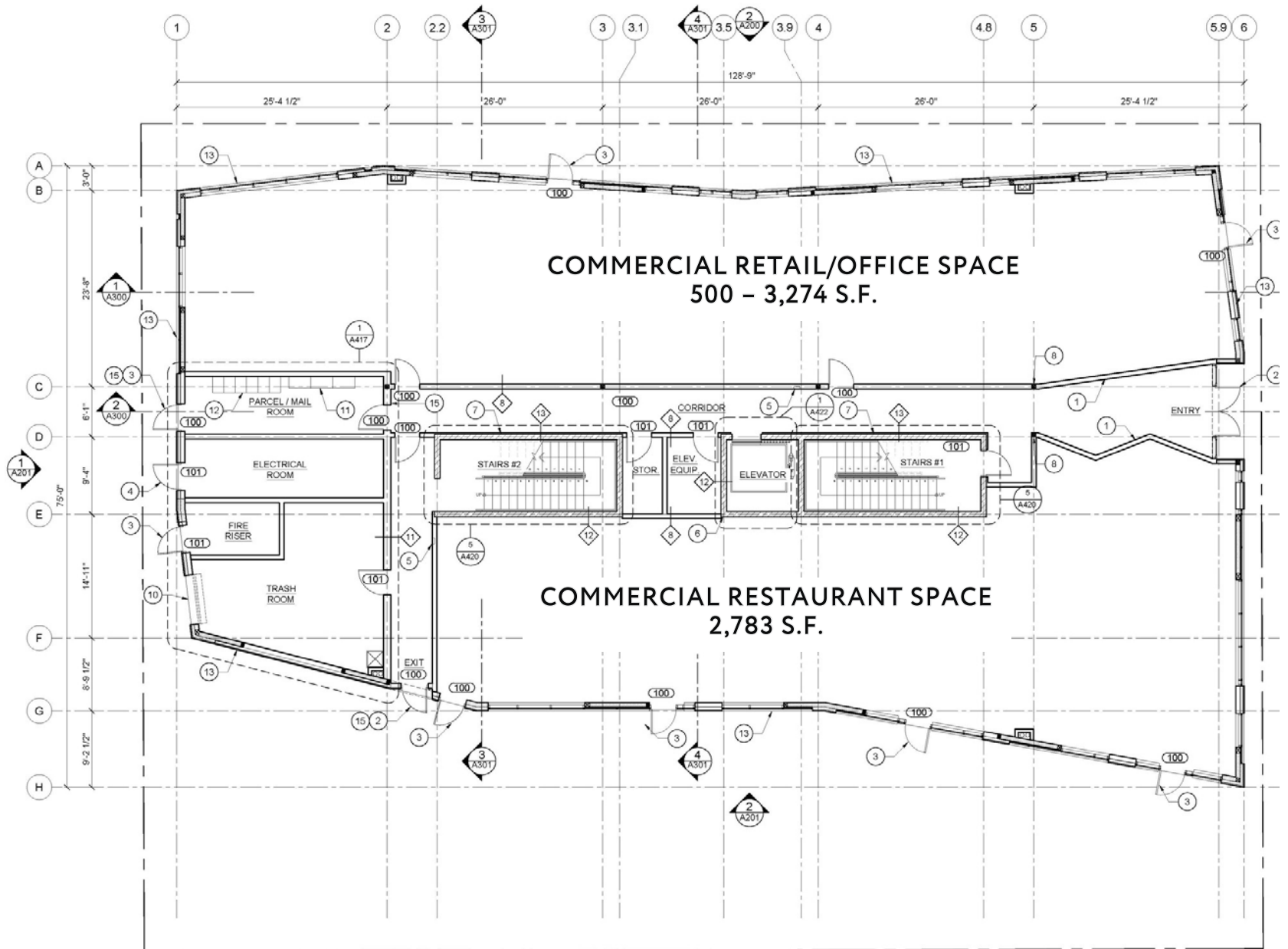
ROOSEVELT ST



URBAN PROPERTIES




# Lease Outline Drawing





## MEET THE LOCALS - DUSTIN & AMY

 **RAINBOW ROAD** at Roosevelt Row attracts desirable customers in the Downtown Phoenix market and Roosevelt Row Arts District. The local demographic loves the possibility that Downtown Phoenix has to offer. The opportunity to Live, Work, and Play in one area. Dustin and Amy have been in Downtown Phoenix since college, where they attended the Walter Cronkite School of Broadcast Journalism. They love the Downtown atmosphere and have been living together for 3 years. Dustin & Amy don't have kids, some may even call them friends, but they are inseparable. They go to the MonOrchid for breakfast every morning, enjoy beers at The Theodore and AZ Wilderness for Happy Hour, and most importantly- they thrive on local experience driven retailers and restaurants. Dustin and Amy support local through and through. They both enjoy First Friday's and are looking for a long term job in a unique environment. They aren't interested in your typical 9-5.

Enter  **RAINBOW ROAD**

The perfect residential project with the perfect restaurant that will help secure Dustin and Amy as residents who live, work, and enjoy the Roosevelt District for years to come.





# Roosevelt Row

Hotel



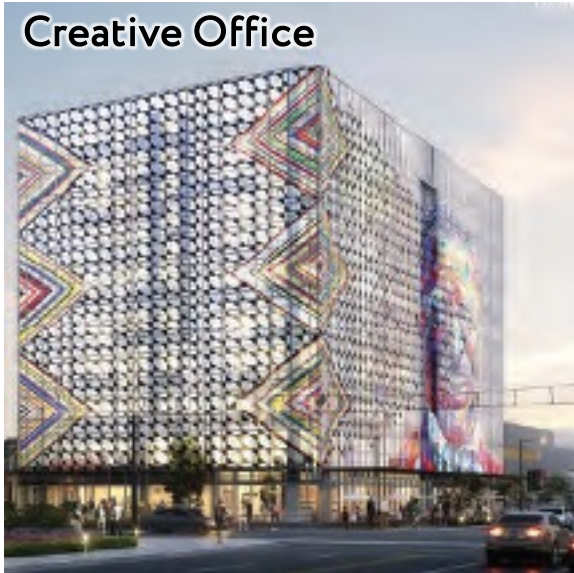
Multi-Family Residential



Class-A Office



Creative Office



Adaptive Reuse



Ground Floor Retail + Restaurants





# Roosevelt Row

Dining & Nightlife



Music



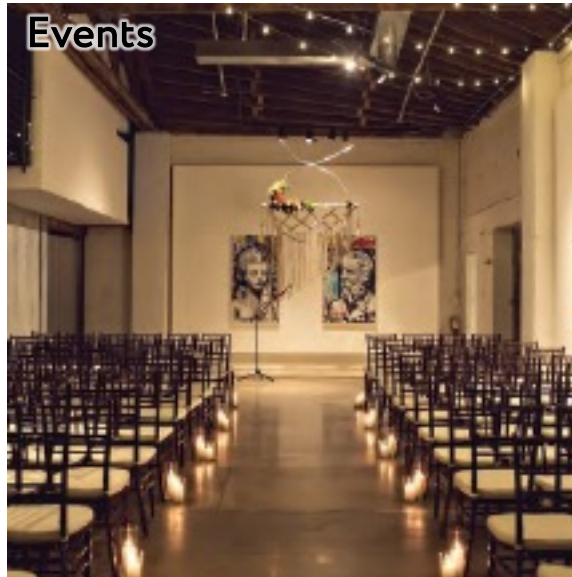
Fashion



Community Space



Events



Art







DEMOGRAPHIC  
COMPARISON



**V.S.**

44<sup>th</sup> Street and Camelback /  
ARCADIA CORRIDOR

2022	1 MILE	3 MILE	5 MILE		1MILE	3 MILE	5 MILE
Total Population	25,904	148,783	437,466		11,815	96,608	303,371
Daytime Population	66,369	191,431	330,412		6,866	64,635	207,798
Avg. HH Income	\$63,705	\$58,002	\$55,704		\$126,125	\$96,608	\$84,574
Avg. Family Size	1.70	2.50	2.70		2.10	2.20	2.00
Avg. Age	36.6	35.10	34.20		41.60	40.10	38.50

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